

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1408-OH-2022831

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO : AND KNOWN AS BEING SUBLLOT NO 26 IN JACKSON STREET HOMES SUBDIVISION OF PART OF ORIGINAL PAINESVILLE TOWNSHIP LOTS NOS. 52, 53, 58 AND 59, TRACT 4 AS SHOWN BY THE RECORDED PLAT IN VOLUME I OF MAPS, PAGE 15 OF LAKE COUNTY RECORDS, AND BEING 45 FEET FRONT ON THE SOUTHEASTERLY SIDE OF JACKSON STREET AND EXTENDING BACK BETWEEN PARALLEL LINES 120 FEET DEEP AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Being located at the following address: 1223 West Jackson Street, Painesville, OH 44077

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Property tax for the Tax Year 2013 for parcel # 15C036F000360, in the amount of \$919.77 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
2. Mortgage from Bryan S. Nelson, a single man and Kristen Sikon, a single woman to MERS, Inc. as nominee for Intervale Mortgage Corporation dated May 12, 2005, recorded May 13, 2005, in (instrument) 2005R019428, in the amount of \$100,000.00, Lake County, Ohio. Assigned to Wells Fargo Bank, National Association, As Trustee For The Pooling And Servicing Agreement Dated As Of August 1, 2005 Morgan Stanley ABS Capital I INC. Trust 2005-HE4 Mortgage Pass-Through Certificates, Series 2005-HE4, recorded on February 1, 2013, in (instrument) 2013R002724, Lake County, Ohio
3. Mortgage from Bryan S Nelson, A Single Man and Kristen Sikon, A Single Woman to MERS, Inc. as nominee for Intervale Mortgage Corporation dated May 12, 2005, recorded May 13, 2005, in (instrument) 2005R019429, in the amount of \$25,000 00, Lake County, Ohio. Assigned to HSBC Mortgage Services Inc., recorded on March 08, 2012, in (instrument) 2012R006156, Lake County, Ohio.
4. Judgment in favor of Lake Health against Kristen M. Sikon, dated January 18, 2011, recorded February 9, 2011, in the amount of \$6,581.90 plus costs and interest, if any, being Case No. 11 JL 000590, Lake County, Ohio.
5. Prior Foreclosure Suit by Wells Fargo Bank, National Association, As Trustee For The Pooling And Servicing Agreement Dated As Of August 1, 2005 Morgan Stanley ABS Capital I INC Trust 2005-HE4 Mortgage Pass-Through Certificates, Series 2005-HE4 versus Bryan S. Nelson and Kristen Sikon, et al , being Case No. 13CF001111, Lake County, Ohio. Case was dismissed without prejudice on July 9, 2013.
6. Any and all easements, set back lines, notes, exceptions and other matters as shown and depicted on the Plat of Jackson Street Homes Subdivision, recorded in Plat (volume) I, (page) 15, Lake County, Ohio public records.
7. No examination has been made for covenants, conditions and restrictions, easements, rights of way, mineral leases or other leases, if any, affecting the premises described herein, prior to the date of May 12, 2005 and no coverage for said matters is provided for herein.